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Map

Block

Lot

1 of 1  
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

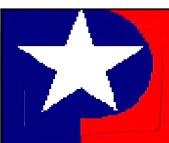
899,500 / 899,500

USE VALUE:

899,500 / 899,500

ASSESSED:

899,500 / 899,500



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		GROVE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: NOSTALGIA PROPERTIES LLC	
Owner 2:	
Owner 3:	
Street 1: 39 BRIGHTON AVE	
Street 2:	

Twn/City:	BOSTON
St/Prov:	MA
Postal:	02134

PREVIOUS OWNER
Owner 1: JOHNSON CINDY L -
Owner 2: -
Street 1: 3 COACHMEN LANE
Twn/City: BEDFORD
St/Prov: MA
Postal: 01730

SALES INFORMATION	TAX DISTRICT	PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON CINDY L	1394-36		12/20/2010	Mult Lots	41,200,000	No	No		
JOHNSON GARTH J	23077-412		4/23/1993			1	No	No	A

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use	Description	LUC	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	Spec	J	Fact	Use Value	Notes	
Code		Fact		PriceUnits			Factor	Value	Price			Influ	Mod							Value	Class	%	Land	Code			
105	Three Fam.		7615		Sq. Ft.	Site		0	70.	0.85	11									453,913							453,900

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
105	7615.000	445,600		453,900	899,500		36302
							GIS Ref
							GIS Ref
							Insp Date
							10/02/18

Total Card / Total Parcel

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type:	12 - Multi-Conver			Full Bath:	3	Rating:	Average																
Sty Ht:	1 - 1 Story			A Bath:		Rating:																	
(Liv) Units:	3	Total:	3	3/4 Bath:		Rating:																	
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:		Rating:																	
Prime Wall:	21 - Conc. Block			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																			
Roof Cover:	1 - Asphalt Shgl			Kits:	3	Rating:	Average																
Color:	WHITE			A Kits:		Rating:																	
View / Desir:				Frl:		Rating:																	
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																	
Grade:	C - Average			<b>CONDOS INFORMATION</b>																			
Year Blt:	1940	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:		Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wal	2 - Plaster			Functional:			%	Interior:	3	3	2	1											
Sec Int Wall:		%		Economic:	L - Location	5.0	%	Additions:															
Partition:	T - Typical			Special:			%	Kitchen:															
Prim Floors:	4 - Carpet			Override:			%	Baths:															
Sec Floors:	3 - Hardwood	5%		Total:	22.67	%		Plumbing:															
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:															
Subfloor:				Basic \$ / SQ:	170.00			Heating:															
Bsmnt Gar:				Size Adj.:	1.35000002			General:															
Electric:	3 - Typical			Const Adj.:	0.95117235			<b>COMPARABLE SALES</b>															
Insulation:	2 - Typical			Adj \$ / SQ:	218.294			Rate	Parcel ID	Typ	Date	Sale Price											
Int vs Ext:				Other Features:	148000																		
Heat Fuel:	2 - Gas			Grade Factor:	1.00																		
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000																		
# Heat Sys:	3			NBHD Mod:																			
% Heated:	100	% AC:		LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	576179																		
% Com Wal		% Sprinkled		Depreciation:	130620																		
				Deprecated Total:	445560																		
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:																	
Make:																							
Model:																							
Serial #:																							
Year:																							
Color:																							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 054.0-0002-0001.B												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N					Total Yard Items:																		
					Total Special Features:																		
					Total:																		

AssessPro Patriot Properties, Inc